

**All Saints West Dulwich**  
**Annual Report 2022**  
**One in Worship**  
**Open in Faith**  
**Outward in Community**

**ALL SAINTS WEST DULWICH (Registered Charity Number : 1137041)  
ANNUAL REPORT AND FINANCIAL STATEMENTS  
OF THE PAROCHIAL CHURCH COUNCIL  
FOR THE YEAR ENDED 31 DECEMBER 2022**

**Vicar**

The Revd Dr Alan Everett  
The Vicarage, 165 Rosendale Road, London SE21 8LN

**Church address**

Lovelace Road  
London  
SE21 8JY

**Bank**

NatWest, Streatham (A) Branch  
54 Streatham High Road  
London SW16 1BZ

Charity Aid Foundation (online bank)

**Appointed Architect**

Jon Bolter  
Rees Bolter Architects  
5B Canonbury Yard  
190a New North Road  
London N1 7BJ

**Independent Examiner**

Timothy Sullivan FCA  
Field Sullivan Limited  
Chartered Accountants  
Neptune House  
70 Royal Hill  
London SE10 8RF

0208 670 4550  
parish-administrator@all-saints.org.uk  
www.all-saints.org.uk

## **TRUSTEES' REPORT**

The Parochial Church Council of All Saints West Dulwich presents its report and accounts for the year ended 31 December 2022.

### **PCC Structure, Governance and Management**

The Parish of All Saints West Dulwich is a Church of England parish situated in London within the Diocese of Southwark. The Parish Office is at All Saints Church, Lovelace Road, London, SE21 8JY (phone: 020 8676 4550).

The Parochial Church Council (PCC) is a body corporate and a charity (Registered Charity No 1137041). It operates under the Parochial Church Councils (Powers) Measure 1956, as amended.

The PCC acts with the Vicar of All Saints West Dulwich as the governing body.

The Church of England seeks to advance the Christian religion through worldwide mission. The PCC's objective is to co-operate with the Incumbent in promoting in the Parish the whole mission of the Church, pastoral, evangelistic, social and ecumenical.

The PCC is aware of the Charity Commission's guidance on public benefit in "The Advancement of Religion for the Public Benefit" and has regard to it in its administration of the Parish.

The PCC's activities include:

- Regular public worship open to all;
- The provision of sacred space for personal prayer and contemplation;
- Pastoral work, including visiting the sick and bereaved;
- Teaching of Christianity through sermons, courses and small study groups;
- Promoting Christian values, and service by members of the Church in and to their communities, to the benefit of individuals and society as a whole;
- Providing services to the community by facilitating the use of the church by local organisations.

The PCC is responsible for making decisions on all matters of general concern and importance to the Parish, including the parochial budget and all expenditure there under, the care and maintenance of the fabric of the church of All Saints West Dulwich, and for any action or other matter referred to it in accordance with the Constitution. The PCC is the normal channel of communication between parishioners and the Diocesan Bishop. The PCC is also responsible for being aware of, and implementing, all relevant safeguarding legislation, and it has complied with the duty to have due regard to the House of Bishops' guidance on safeguarding children and vulnerable adults (under section 5 of the Safeguarding and Clergy Discipline Measure 2016).

**The Parochial Church Council**

The method of appointment of PCC members is set out in the Church Representation Rules. At All Saints the membership of the PCC consists of the incumbent (Vicar); the licensed clergy (Assistant Priest); the two Church Wardens (elected at the Annual Vestry Meeting); any licensed Reader; lay members of the Deanery Synod and up to 12 lay members elected at the Annual Parochial Church Meeting (based on an Electoral Roll of 101-200 members). The Electoral Roll as revised in April 2022 is 165 members. Members of the congregation (aged 16 or over) are encouraged to join the Electoral Roll and seek election to the PCC.

The PCC met seven times during the year (76% average attendance). It dealt with all the affairs of the Parish and received and considered reports from working groups, the Southwark Pastoral Auxiliaries (SPAs) and the Safeguarding Officers.

**The Standing Committee** is the ‘executive’ of the PCC. Its members are the Vicar, the Lay Chair of the PCC, the Assistant Priest, the Church Wardens, the Treasurer and Secretary of the PCC and the Pastoral Assistant. The Standing Committee has power to transact all the business of the PCC between meetings if necessary.

More generally, the Standing Committee is responsible for ensuring that the PCC is able to discuss and to take decisions in an informed and efficient manner. It prepares for meetings of the PCC, discussing priorities, drafting the agenda, arranging for the distribution of papers and commissioning any reports needed. It also ensures that the PCC’s decisions are followed up.

**Membership of the PCC**

The PCC members who have served from 1st January 2022 until 31<sup>st</sup> December 2022 are as follows:

*Ex officio members*

Incumbent: Revd Dr Alan Everett (Chair)  
Reader: Robin Yates (from May 2022)

Church Wardens: Julian Greene  
Angie Sharma

Deanery Synod: Eleanor Beamond-Pepler (from May 2022)  
Daniel Glackin-McColgan (from May 2022)

*Other members elected at the Annual Parochial Church Meeting:*

Kenneth Awooner-Renner (elected October 2020)  
Stuart Beadnall (from October 2020)  
Eleanor Beamond-Pepler (until May 2022; subsequently ex officio member)  
Isobel Clarke (from April 2018, re-elected May 2021)  
Elizabeth Flood (from October 2020) (PCC Lay Chair)  
Fiona Fula (elected May 2021)  
Daniel Glackin-McColgan (until May 2022; subsequently ex officio member)  
Richard Keagan-Bull (from April 2018 re-elected May 2021)  
Nicholas Mitchell (elected May 2022)  
Eunice Ohene-Nyako (elected October 2020)  
Valerie Sheridan (from April 2018, re-elected May 2021) (Pastoral Assistant)  
Rebecca Wilkie (from May 2021, resigned January 2022)

*Co-opted onto the PCC in 2021*

Ethan Glackin-McColgan (Treasurer)  
Moira Roberts (Southwark Pastoral Auxiliary, Children and Young Families)  
Revd Cathy Wiles

**Staff employed by the church**

Mark Walton, Operations Administrator  
Amanda Wright, Communications Administrator  
Adam Roberts, Events Manager (until June 2022)  
Zorah Baig, Events Manager (from July 2022), and  
the team of caretaking assistants and cleaners.

We wish to put upon record our thanks to the staff of the church, who make a huge contribution to everything we do, caring for the building and preparing it for worship, our other activities of Mission and Ministry and for community use.

## REVIEW OF ACTIVITIES

### Worship

The principal weekly service is a Parish Eucharist (Common Worship) on Sunday at 10.00 am, which is also available on our YouTube channel. In 2022, we re-instated the distribution of the wine of the Communion for all who wished to partake of it.

A further service of Holy Communion, using the Book of Common Prayer, was resumed at 8.15 am on Sundays. On Sunday evenings, we have held monthly Choral Evensong and Taizé services, and sometimes Said Evensong. Midweek Eucharists are celebrated on Wednesdays at 6pm on Thursdays at 10am. Morning and Evening Prayer are said Monday to Friday and are accessible online. The church was open for Private Prayer from 2 to 4pm on five afternoons a week until July 2022, and thereafter on four mornings a week.

All Age Eucharists have continued to be held monthly and at Harvest Thanksgiving, Christmas, Epiphany, Candlemas and Easter, with younger members of the congregation encouraged to participate in welcoming the congregation, reading the lesson and interacting with the sermons. We were pleased to be joined by the local Scouts group presenting their flags on Remembrance Sunday, and by the Brownies and Guides for their own Christingle service. We hope that the uniformed groups may become involved in more services in 2023.

The relaxing of the Covid-related restrictions allowed us gradually to resume the customary pattern of our services in 2022. We returned for the first time to a full programme of services for Easter and Christmas, including the all-night watch on Maundy Thursday and the Easter Vigil service at 6.30 am on Easter Day, and the Advent procession, Carol Service and Crib Service at Christmas. Occasions such as Prisons week, Christian Aid week and Mental Health Day were marked through sermons, sometimes with visiting preachers, and special intercessions.

We held a number of special services. We commemorated the fifth anniversary of the Grenfell Tower fire in a service presided over by Bishop Christopher. This was accompanied by an exhibition of 14 powerful stations by Philip Maltman telling the story of the fire, its antecedents, the events on the night and its aftermath, alongside panels of poems reflecting on the tragedy and a list of all those who died, together with their ages.

In July, we celebrated Creation with L'Arche through the medium of their 30-minute play – including music, dance and mime - incorporated into a simplified 10 am Eucharist. A craft workshop at L'Arche had produced six outstanding banners, each representing a day of creation, hung down from the gantry in the church, with a picture representing the seventh day placed by the burnt cross at the East End of the church. Several hundred people watched the performance online, in addition to the large congregation in the church, and many people were both moved and made joyful by the energy and

enthusiasm of the performers. The play transferred to St James Piccadilly for Lent 1 in 2023.

In March 2022, following the invasion of Ukraine by Russian forces, ASWD began a weekly service of Prayer for Ukraine, which has been sustained to date. This is a short, informal service, led by participants, centring on a period of silent prayer.

We welcomed three children as they were admitted to First Communion. Two members of the congregation (a teenager and an adult) were confirmed at Southwark Cathedral on the eve of Pentecost.

Daniel Glackin-McColgan and Eleanor Beamond-Pepler were licensed as Readers in October 2022, and are continuing to contribute greatly to the richness and variety of our worship and spiritual development.

We would like to thank all who have contributed to the conduct of our worship, our clergy, Readers, the Revd Steve Penrose, those who have led our services of Morning and Evening Prayer, Charles Ray, our Sacristan, and the teams of Servers, readers, intercessors and welcomers.

We would also like to thank those who have helped to support us in our prayer lives outside services, on particular the team who produce the weekly Prayer Matters sheet and those who have enabled the church to be open for Private Prayer on weekdays. Special thanks is due to the team who provide and serve refreshments after services. These provide an important opportunity to show hospitality and welcome to both newcomers/visitors and longer-term members of the congregation.

## **Music**

Music has always formed a very important part of our worship. In addition to the usual round of Choral Eucharist and Evensong services, the Choirs have been involved in many extra events. Highlights included singing at the Commissioning Service at Southwark Cathedral in September, a visit to HMP Wandsworth at the invitation of our former SPA, Wendy Stephens, to sing carols to the prisoners, a guest appearance by the Junior Choir at the Rosendale School Christmas Fair and a joint Choral Evensong with St Peter's at their church in Streatham in March 2023. Our musicians have marked events of national significance which have framed the year, from the singing of *In Our Service* (Hewitt Jones) to mark the Queen's Platinum Jubilee in June and the intimate Service of Remembrance following her death in September, when the Choir sang *Thou Knowest, Lord* (Purcell), to the coronation of King Charles III.

The Junior Choir continues to flourish, singing at Saturday Family Eucharists and giving a lovely concert of songs and instrumental solos in March 2023. Largely thanks to the efforts and inspiration of our indefatigable Director of Music, Ruth Mitchell, the Junior Choir continues to recruit from local schools and currently has 11 regular singers on

Friday evenings, plus four young members of Senior Choir. In April 2023 All Saints welcomed composers Thomas Hewitt Jones and Peter Nardone plus several visiting singers for a Choral Workshop that culminated in a special Choral Evensong. A great day was had by all, with homemade cakes and a wonderful atmosphere. We have also held several Sunday evening recitals which have raised funds to support our younger musicians at All Saints.

Thanks are due to our many friends who have helped to sustain our musical life throughout the year, including Martin Penrose, Jonny Davies, Marilyn Harper, Lucy Morrell, Alexander Trowell, Tim Barratt and Sally Zimmerman, and not forgetting our Assistant Organist Alan Littell, who is a tremendous support to all our musicians. Special thanks are due to Norman Harper, who replaced Stephen Disley at short notice to give the Tenth Anniversary Recital of our Mander organ, a wonderful reunion for the sponsors of the long-running organ appeal. And we owe a huge debt of gratitude to Ruth Mitchell for her passion and commitment to our music-making.



## **Mission and Ministry**

We are affiliated to Inclusive Church and are strongly committed to welcoming and celebrating every person irrespective of race, gender, age, sexual orientation, disability or social background.

### **Diversity and inclusivity**

As Part of the process of revising the Mission Action Plan (MAP), ASWD set up several working groups to focus on different aspects of Mission. One of the recommendations of the Widening Participation Group was to undertake a survey to glean congregational experience of welcome and belonging. A short anonymous 'Welcome and Inclusion' survey was undertaken over a four-week period in June 2022. Our thanks are due to all who completed forms online or in hard copy. The response was limited (n =17) and did not constitute a representative sample, but the comments were useful. The quality of welcome for newcomers by individuals including the Welcome Team was highlighted, with most (n = 15) indicating the importance of friendly body language and personal approach by individuals to initiate conversation. Two respondents said they had not experienced a warm welcome and highlighted areas for improvement, such as greater awareness of how the existence of established groups among the congregation could be off-putting to newcomers who wished to join in, and the need for sensitively initiating conversation on exit after service.

All respondents agreed that they felt included, with many commenting on the benefit of participating actively in the church, for example in bell-ringing, reading lessons, leading intercessions, and being a member of the choir, Men's Group, welcome team, refreshments team and PCC. There was an emphasis on holding a variety of events to appeal to different interests. Many respondents expressed the importance of a personal approach, feeling valued as an individual, having a sense of community and being invited to social events / join rotas.

Further comments underlined the individual responsibility of all members of the congregation to be welcoming to new members and engage in conversation after services. It was suggested that the Welcome Team should have regular meetings and newcomers could be invited to come along. The need to attend to long-standing members who may be feeling lonely or vulnerable was also highlighted.

The Welcome Team met in July together with others who wished to discuss the findings.

### ***PCC reflection and workshop***

In 2022 the PCC's Away Morning focussed on assessing the general condition and hopes of the church community as the impact of the Covid pandemic diminished, with the

intention of regaining energy and strategic focus. A recurrent theme was reflecting and strengthening links with the wider parish.

Arising from this and other discussions, it was decided to hold a workshop in September to reflect more on ASWD's commitment to being an Inclusive Church, and what this meant in practice. The wider congregation were invited to attend the workshop, which was kindly facilitated by the Area Dean, Jonathan Croucher, and by Abigail Oyedele of South London Citizens. 27 people attended, and the discussions were honest and lively. The intention is to hold further discussions in 2023 as the PCC reviews and relaunches its MAP.

### **L'Arche London**

All Saints has very strong links with L'Arche London, a community based in West Norwood and consisting of about 100 people, of whom 32 have learning disabilities. Members of the congregation have personal links with L'Arche in a variety of ways – from serving on committees, to helping with its faith life, to being part of the social circle of individual members of L'Arche. This has enabled members of L'Arche to feel welcomed and included in the life of All Saints, and the life of All Saints has been immeasurably enriched by its association with L'Arche.

Several members with learning disabilities are accompanied to All Saints by members of the congregation or L'Arche assistants and are active participants in the services, as servers and welcomers and helping to take up the collection, as well as attending social events. The L'Arche Creation Service in July 2023 was one of the most enjoyable and moving events of 2022. Continuing concerns about Covid have limited the opportunities for the wider congregation to share in some of the other services that L'Arche has been able to hold, but there is considerable enthusiasm for hosting services and other events for the whole L'Arche community in 2023.

### **Pioneer Ministry**

Ethan Glackin-McColgan has continued his three-year training to become a Licensed Lay Pioneer Minister, studying theology, church mission, evangelisation and fresh expressions of Church. More information about pioneers can be found at <https://www.churchofengland.org/life-events/vocations/vocations-pioneer-ministry>

Ethan has identified social media outreach, young people and the estates in the parish as key areas for his ministry. Establishing links and building relationships with those currently wary of the church takes a long time, but there have been several positive developments. Members of the Ministry Team regularly walk through the estates to familiarise residents with the presence of the parish church and clergy and demonstrate that both are accessible. A short Remembrance Day service was held on the Peabody Estate, and subsequently ASWD was invited to sing carols on the estate. The church has also been invited by the residents to do a Walk of Witness on Good Friday 2023, and it is hoped that the Remembrance Day service and carols will be repeated.

## **Teaching and learning**

### ***Children and Young People***

Junior Church meets on most Sundays during the 10 am service, but not during the All Age Services on the first Sunday of the month and special festivals, when the children remain with the rest of the congregation and often play key roles in reading lessons, welcoming and otherwise actively participating in the service. For example, Junior Church provided additional artworks for the L'Arche Creation service.

Activities for young people in 2022 included a Good Friday workshop, a Messy Church Party, fireworks in the vicarage garden, the Posada and a highly-appreciated Nativity Play.

On Friday mornings, we host a group for babies and toddlers and their parents and carers, SmAll Saints, which was sustained throughout the pandemic, sometimes online and sometimes out of doors. We now meet regularly in the church and we continue to welcome new members, many of whom join us as a result of word of mouth.

The families are kept up to date with everything that is going on, via our website, a weekly Mailchimp and a family WhatsApp group. All have been really valuable, not only for information, but for support. We also have a monthly children and young family meeting, including leaders and the vicar, to plan and discuss future services and events.

We have continued to produce resources for families to use throughout the year. The children were sent summer and Advent packs, encouraging them to look for God in nature, our environment and community.

Junior Church has continued to focus on charities supported by ASWD and issues of social justice and climate change. As well as hearing about homelessness (in connection with the Robes Winter Shelter) and poverty (in the context of support for the local foodbank), and supporting Christian Aid, the children learnt about the Spafford Children's Center (see below) and decided to set up a connection with them. In November and December, Junior Church and the children at the Spafford Center exchanged cards and video messages. It is hoped that this preliminary connection will evolve into a longer-term relationship.

Our SPA, Moira Roberts, continues to volunteer with 4All BTT, a weekly after school club in the parish. This is a good form of outreach, particularly in relation to those living on the Peabody estates in the parish. A group of volunteers also runs sessions with the local primary school to support the requirements of the religious education syllabus. Several hundred children from Rosendale School across the primary school age range visited the church during Advent; both the children and the staff engaged enthusiastically in finding out about the church and hearing the Christmas story. There were visits from other local schools, including two carol concerts with high levels of attendance from students, staff and parents.

Leadership of different aspects of our work with young people is shared: Moira Roberts is responsible for Junior Church, Becky Hickey for SmAll Saints, Claire Wilson for relationships with baptismal families and Jeremy Baker for the link with Rosendale School. We would like to thank all of these and the other members of the small but dedicated team of Junior Church and smAll Saints leaders for their hard work and devotion in supporting young people in their growth in faith.

### ***Pilgrimage to Walsingham***

Our Vicar led a group of a dozen people on pilgrimage to Walsingham in August 2022. The group stayed in accommodation attached to the shrine, taking part in its services and eating in the communal refectory, as well as visiting the Shrine of St Julian of Norwich, Norwich Cathedral and, on the way home, St Edmundsbury Cathedral. A particular highlight for many of the participants was the opportunity to meet at 7.30 am each day for Morning Prayer in the All Souls Chapel, and it was a delight when other pilgrims joined our group's own services.

### ***Prayer and a Pint***

In 2022 Ethan Glackin-McColgan started a group meeting every Tuesday evening at the Rosendale Pub for 'Prayer and a Pint'. The format is a short evening service, followed by an informal discussion on a previously selected topic or book over some alcoholic or non-alcoholic refreshment. There are usually about half a dozen participants, several of whom attend every week, and the discussions are respectful and thought-provoking. All are welcome.

### ***Lectio Divina***

Another innovation, following an enthusiastic response to it on the Walsingham pilgrimage, was Lectio Divina led by Daniel Glackin-McColgan. Participants value the opportunity to pause, absorb and respond to passages of the Bible, and to exchange their thoughts with one another.

## **Wider Community Activities**

### ***Regular Groups***

There are very few buildings in the parish in which community groups can meet, so the church has played an important role in providing a meeting place for the community as a whole. Although activity has not yet returned to pre-pandemic levels, concerts, exercise groups, the meetings of uniformed organisations (Rainbows, Cubs, Guides and Scouts) and meetings of the Men's Group and other social events have taken place.

Knit and Natter, a very committed and supportive group drawing membership from inside and well outside the congregation, continues to meet every Wednesday afternoon under Jan Dudding's hospitable care.

Once a month, on Thursday afternoons, Norma Prior hosts 'Tea, Cake and Poetry', open to anyone who wishes to drop in to share poems and good conversation, as well as refreshments.

Throughout the year, our Director of Music leads a very successful informal choir for children on Friday afternoons. Sing4FRIDAY allows children the opportunity to sing simply for pleasure, but at least some of them have been inspired to join the Junior Choir.

### **Bereavement Course**

The 'Bereavement Journey' course (<https://www.ataloss.org>) was made available on two occasions during the year, commencing in April and October respectively and running for six weekly sessions. It was advertised externally at local GP practices and on church notice boards, with one attendee being signposted by Holy Trinity, Brompton. There were four attendees at each course, which were facilitated by Sophie Milner and Valerie Sheridan, with Reverend Cathy Wiles at an optional final 'Faith Questions' session. Evaluations have been positive and many members continue to keep in touch after the course. The course is becoming well established, with over 200 churches now offering it. It has been updated with new material for release in 2023 and a trained counsellor will be available to facilitators through [ataloss.org](https://www.ataloss.org), should they need further support or advice.

### ***Community-based events***

A Christmas lunch for senior members of the congregation and local community (Knit and Natter members) was held again this year. Following last year's low attendance due to Covid concerns, this year's event was well attended with 39 diners, including helpers. It was set up in the crypt for greater warmth and convenience to the kitchen. Tim Barratt provided a mix of well-known musical pieces on the piano, with Ruth and Nicky Holton singing alongside, which added to the relaxed atmosphere. Nigel Hague made a musical contribution also playing his guitar and singing well known Dylan songs. A good time was had by all. Many thanks to the musicians and team of volunteers, who helped set up, serve and clear away afterwards.

In relation to the wider local community, we took part in local fairs and the Dulwich Festival. For the Love West Dulwich Fair in May, we ran a stall as part of our fund/awareness raising for Christian Aid, and for the November fair our stall was for the church, incorporating Advent activities for the children. Both provided good opportunities to connect with the community. Our Pioneer Minister, Ethan, and SPA, Moira, organised and led the teams, and we are very grateful to them for their work.

A very popular community event is the annual Carols4ALL in December. Tables are laid out in the nave, coffee, mulled wine and mince pies are served, and members of the choir lead everyone in well-known Christmas carols. Neighbours, families and friends group round tables and enjoy a relaxed break from Christmas preparations and other worries.

We are keen that our beautiful building should be a resource for the arts. Our participation in the Dulwich Festival in May took the form of an exhibition of icons in the church. About 500 people visited the exhibition during the two weekends it was open, some of whom had travelled from other parts of London and even further afield to see the icons; seven of the icons exhibited were sold, which exceeded the expectations of the organisers. Philip Maltman, a member of the congregation, held an exhibition of paintings entitled 'Flower of the Field' to coincide with Harvest Thanksgiving.

We continue to provide a venue for rehearsals and performances by local orchestras and choirs, as well as holding our own Sunday evening recitals.

### **Social Action**

The commitment of All Saints to social action is shown in variety of ways.

In 2010 ASWD established as an independent registered charity *a local community organisation known as 4ALL*. It runs very popular after school clubs ('Between the Tracks' for 8-12 year olds and 'Between the Tracks +' for 13-16/17 year olds) on the Peabody Estates. Other activities that have arisen from this community-based initiative include Sing4All, a community choir for (predominantly) older people, led by ASWD's Director of Music.

ASWD continues to support the *Norwood and Brixton Foodbank*. Members of ASWD help in a number of ways: bringing personal donations of food to the church; delivering them to the warehouse at St Margaret's Church in Streatham; contributing toys and gifts at Christmas; and Revd Cathy Wiles helps to provide pastoral care. In the current difficult economic situation, there has been a great need for listening ears and help in directing clients to expert advice on debt relief, grants for cookers and fridges, help with energy costs and other issues.

For several years, ASWD has taken part in the *Robes Project*, a charity that works with a coalition of churches to provide for homeless people by cooking and serving supper and breakfasts and being overnight hosts during the winter months. ASWD works alongside St Luke's West Norwood, one of the overnight shelters. The project aims not only to provide immediate shelter and food but also to assist participants to access long-term accommodation, employment and benefits. It was impossible to run overnight shelters in the partner churches in the winter of 2021/22 but the Project arranged for 18 rooms to be available for homeless guests between 1 November 2021 and 31 March 2022, so the churches changed the focus of their contribution. The coalition of churches, including volunteers from ASWD, provided hot dinners for the guests on Thursdays, Fridays, Saturdays and Sundays. This enabled the congregation to continue to engage in this important and effective project. The overnight shelters were opened again in November 2022, and ASWD organised teams to provide evening meals for the guests in February 2023, while Moira Roberts, our SPA, and the Vicar were overnight volunteers.

ASWD is affiliated to the South London grouping of *Citizens UK*, an organisation that promotes social progress through community action. One issue on which we have

focussed is the shortage of affordable housing in Lambeth. Another is mental health needs, which were highlighted by the pandemic. A listening campaign to explore the impact of the pandemic on people revealed acute problems of loneliness and isolation. Citizens UK is helping groups to establish local hubs with trained Mental Health champions who can signpost people to more specialist support services. Members of ASWD are on the taskforce.

At the end of June, we had a special service followed by a fund-raising lunch on behalf of the Spafford Children's Center, which provides psychological, social and educational support to Palestinian children in East Jerusalem and the West Bank. Bishop Christopher spoke about the Center during the service and took part in the lunch. The lunch was well attended by regular members of the congregation and a wide variety of both local inhabitants and people from further away with an interest in the work of the Center. Since the lunch, as already mentioned, Junior Church has been creating links with the children helped by the Center, and ASWD hopes to strengthen and deepen its relationship with the Center more generally through Sara Bristow, a member of the congregation.

We have continued our relationship with AfghanAid, seeking greater understanding of the situation in Afghanistan, and raising funds for famine relief and other assistance to its people.

We have also worked to strengthen our support for *Christian Aid*. In addition to a range of fundraising activities during Christian Aid Week, we sustained awareness of and contributed financially by holding for the first time a Harvest Thanksgiving lunch in aid of Christian Aid. This proved popular and we are hoping to repeat it.

## **The Building: Costs and Challenges**

The energy price rises in 2022 led to the prospect of a huge financial deficit of £70,000 in 2023. Attempts to control energy use, coupled with problems with the heating system, caused very significant stress to our Operations Manager, Vicar, Treasurer and others. The new heating engineers discovered a number of faults in the heating system which were very costly to fix. Overall, ASWD has to address the fact that the enormously complex systems installed when the church was rebuilt (heating, lighting, door mechanisms, fire alarms, etc) are now reaching the end of their lives and failing. While expenditure is being reduced wherever possible, it is difficult to achieve great savings when so many repairs are required. It is an uphill task for anyone to understand in detail how the building systems function, and the PCC has concluded that it is vital to appoint a building committee of people who are willing and able to obtain this detailed knowledge and to hold it against future need. Our building remains a major asset and it is important for us to maintain a balance between care of the fabric and prudent management of maintenance costs.

## **Church Wardens' Fabric Report**

We have reached a point in time where obsolescence is coming into play in our building. We have to face the fact that many of the systems that were put in place when the church was rebuilt after the fire are needing to be replaced. We thank the congregation for their patience, for instance, in relation to the heating issues we experienced in the winter of 2022/3. We are confronted with many challenges at much expense at a time when our energy bills are rising.

Most recently we have been addressing the replacement of cracked glass panelling in the crypt and the damage to plaster rendering caused by a leaking water supply pipe in the lavatories. The offending pipe has been repaired.

Expenditure on the fabric of the church is listed below, together with an outline of the normal schedule of maintenance. This should be read in conjunction with the Financial Review and Annual Accounts.

### **Major Expenditure**

#### ***Heating***

This has been a major concern this year. Austin's visited in March to replace a valve in the boiler room. They revisited in May to repair another valve and the heating was working again. In September there was a scheduled inspection of the boilers. This resulted in a replacement of the hot water boiler in October when the inspection was completed. As a solution to mitigate our rising energy bills it was decided to install a boiler management system. This gave us control over heating certain parts of the building only. The BMS was installed at the beginning of December by Astute Energy Solutions. In November we employed Service Flame to be our heating engineers. They paid a visit in November and again in December to assess the problems we were having with the heating. Astute Energy Solutions returned again in January to see if they could get the system working effectively and it came to light that yet another valve needed to be replaced. Service Flame and Astute Energy Solutions were both on site in March to hopefully resolve our heating issues. As may be appreciated, the heating system is complex and is proving to be a challenge even for the professionals.

#### ***The Ambulatory***

Cracking in the brickwork in the ambulatory became a concern and in July ASES set up a monitoring system for movement of the building. Fortunately, the monitoring showed that there is no significant movement.

#### ***Lighting***

There have been a number of visits from CES lighting. Lighting throughout the building has been checked. Light bulbs have been changed. Problems with lighting in the Nursery have been resolved and discussions around emergency lighting have taken place with the architect. An EICR inspection took place in September. The Lutron lighting control



system has had to have service visits on occasions during the year.

### ***Doors***

We have had to give the internal doors expensive repairs as wear and tear had caused the fire protection mechanisms to fail. The west external doors needed repair as wind damage prevented proper operation. More robust mechanisms have been installed.

### ***The Organ and Grand Piano***

Both were given tuning and technical repairs with routine servicing.

### ***Fire Alarm***

There have been several visits from TAS Fire Alarm company to look at the fault on the aspirator in the Nave and to look at the alarm panels which need to be replaced.

### ***Annual Maintenance***

Plumbing repairs

Annual check of fire extinguishers

Annual check of lightning conductors

Clearance of the gutters at high level

Maintenance of the garden. During the winter months it was decided to dispense with garden services to save on expenditure

### **Action on recommendations from the Quinquennial report**

- Engineers report on ambulatory: Monthly visits to monitor movement being carried out
- Investigation of low level dampness: Source of problem fixed but still need to carry out remedial work
- Performance of rainwater gutters etc: Has been checked and a visit from James Cooke is being arranged for annual work on down pipes
- Cracked glass: Awaiting visit and contact from insurance company to see if a claim can be made
- Repair door to basement central hall: Completed
- Heating engineer to assess the operation of underfloor heating, air conditioning above basement toilets. Major project of the year has been the whole heating system. We now have a new heating company to maintain the heating system. We have installed a new Building Management System (BMS) to control our heating system. However, this has revealed problems with valves that needed to be replaced. Valves were due to be installed on 13 March. The air handling unit which was on 24 hours a day, and has been for many years, has been re-programmed

to be on for part of the day and plans are for it to be made part of the BMS. We look forward in the coming year to having greater control over the heating system

- Periodic electrical inspection: EICR carried out and certificate has been issued
- Repair/replacement of emergency lighting: Ongoing
- Inspect and repair entrance path to nursery to remove trip hazards: No action taken as yet
- Replace safety surface to nursery playground: This was approved by the PCC but it has been put on hold until any work on the ambulatory needs to be carried out.

Our thanks are expressed to Mark, Alan and our architect, Jon Bolter, who have worked closely together to resolve the issues posed by our building at the present time.

## 2022 Interim Financial Review

2022 has been a challenging year for the Church financially. Hall lettings did not return to pre-pandemic levels as expected. Church giving decreased as a result of migration of some long-term members of the congregation out of London and the death of some much-loved members. Like all utility users in the country, ASWD had Gas and Electricity bills increase threefold during Autumn and Winter 2022. Building and equipment repairs continue to increase as equipment becomes obsolete having expired its intended lifespan. The PCC approved a resolution to utilise the restricted fabric fund for some major fabric expenditure. In total £24,349, has been utilised from the restricted fabric fund in year-end 2022.

A breakdown of this expenditure is outlined below:

New BMS Heating System ( <i>resolution Jun PCC</i> )	£13,980
Heating repairs ( <i>resolution Nov PCC</i> )	£ 2,926
Heating repairs ( <i>resolution Nov PCC</i> )	£ 5,283
Door repairs to crypt ( <i>resolution Nov PCC</i> )	<u>£ 2,160</u>
Total	£24,349

### Interim financial summary

As outlined in the 2021 Interim Financial Review, the parish did not have a Book-keeper for six months which resulted in a delay to the accounts preparation and independent examination. Unfortunately, we are still experiencing difficulties with the Independent Examinations of both 2021 and 2022. In consultation with the Diocese an independent accountant is assisting Ethan and Mel (Parish Book-keeper) to complete both examinations. Diocesan guidelines permit the APCM to continue as planned. Audited accounts will be approved by the PCC and made available to the public in due course. The Treasurer will present both accounts to the congregation after a Sunday Eucharist (date to be confirmed).

The net result of the significant drop in rental income, repairs to the heating system and increase in utility bills is that the Statement of Financial Activities shows an excess of expenditure over income. Resulting in an approximate deficit of £50,000.

Of the total Unrestricted Income 45% was from congregational giving and 55% was from rental income from the building.

The largest cost to expenditure was £116,756 which is our contribution to Southwark Diocese. The PCC resolved in Autumn 2022 to reduce our parish pledge in 2023 to £90,000, which is still above the cost of one full-time priest. The other largest expenditure is costs associated with the maintenance and running costs of the church building including Heat, Light, & equipment repairs.

**Reserves policy**

The PCC policy is to retain 4-6 months of expenditure as “free reserves” to enable the activities of the church to continue in the event of a significant drop in funding. The balance at 31 December 2022 represent 4.1 months expenditure and is in the required range.

Produced by Ethan Glackin-McColgan  
Treasurer  
May 2023

***Nb*** All figures presented in this interim financial update are for guidance only and may change as a result of the auditing process.